

108.0

0003

0005.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
995,200 / 995,200  
995,200 / 995,200  
995,200 / 995,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		OSCEOLA PATH, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SCIACCA JOSEPH A & LENORA A/TR	
Owner 2: JOSEPH A SCIACCA REVOCABLE TR	
Owner 3:	

Street 1: 11 OSCEOLA PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: SCIACCA JOSEPH A &amp; LENORA A -

Owner 2: -

Street 1: 11 OSCEOLA PATH

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .356 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2734 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15512	Sq. Ft.	Site			0	70.	0.57	4									619,754						619,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	15512.000	375,400		619,800	995,200		69375
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18



Patriot  
Properties Inc.

!8516!

## USER DEFINED

Prior Id # 1: 69375

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,400	0	15,512.	619,800	995,200		Year end	12/23/2021
2021	101	FV	361,400	0	15,512.	619,800	981,200		Year End Roll	12/10/2020
2020	101	FV	361,400	0	15,512.	619,800	981,200	981,200	Year End Roll	12/18/2019
2019	101	FV	340,300	0	15,512.	619,800	960,100	960,100	Year End Roll	1/3/2019
2018	101	FV	340,300	0	15,512.	531,200	871,500	871,500	Year End Roll	12/20/2017
2017	101	FV	340,300	0	15,512.	495,800	836,100	836,100	Year End Roll	1/3/2017
2016	101	FV	340,300	0	15,512.	425,000	765,300	765,300	Year End	1/4/2016
2015	101	FV	283,000	0	15,512.	380,700	663,700	663,700	Year End Roll	12/11/2014

## Parcel ID

108.0-0003-0005.A

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCIACCA JOSEPH	1461-134		10/24/2014	Convenience		1	No	No	
	794-59		1/1/1901	Family			No	No	N

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/4/2015	433	Heat App	10,000						8/31/2018	MEAS&NOTICE	CC	Chris C
									6/1/2015	Info Fm Prmt	PC	PHIL C
									6/15/2009	Measured	189	PATRIOT
									11/29/1999	Mailer Sent		
									10/28/1999	Measured	256	PATRIOT
									12/1/1981		MS	

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 21 - Split Level				Full Bath: 2	Rating: Average			646-4940.															
Sty Ht: 1 - 1 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall: 8 - Brick Veneer	15%			OthrFix:	Rating:																		
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1				# Units: 1											
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl: 2	Rating: Average																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																			
Year Blt: 1959	Eff Yr Blt:			Location:																			
Alt LUC:	Alt %:			Total Units:																			
Jurisdct: G16	Fact: .			Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:		1	10	3											
Sec Int Wall:		%		Economic:		%		Additions:															
Partition: T - Typical				Special:		%		Kitchen:															
Prim Floors: 3 - Hardwood				Override:		%		Baths:															
Sec Floors:		%		Total: 26.4 %				Plumbing:															
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ: 100.00				Heating:															
Bsmnt Gar: 2				Size Adj.: 1.17552543				General:															
Electric: 3 - Typical				Const Adj.: 1.01444352				Totals															
Insulation: 2 - Typical				Adj \$ / SQ: 119.250				1	10	3													
Int vs Ext: S				Other Features: 113959																			
Heat Fuel: 1 - Oil				Grade Factor: 1.10																			
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 510110																			
% Com Wal		% Sprinkled		Depreciation: 134669																			
				Depreciated Total: 375441																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 108.0-0003-0005.A												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>				
More: N																							
				Total Yard Items:				Total Special Features:				Total:											